

COUNTY OF YORK

MEMORANDUM

DATE: October 23, 2002 (BOS Mtg. 11/19/02)

TO: York County Board of Supervisors

FROM: James O. McReynolds, County Administrator

SUBJECT: Application No. UP-608-02, York County Volunteer Association

ISSUE

Application No. UP-608-02 seeks to amend a previously approved Special Use Permit, pursuant to Section 24.1-115(d) of the York County Zoning Ordinance, to authorize a 3,700-square foot expansion of a thrift shop known as The Bargain Box, located at 222 Dare Road (Route 621) and further identified as Assessor's Parcel No. 29-3-1.

DESCRIPTION

- ? Property Owner: York County Volunteer Association
- ? Location: 222 Dare Road (Route 621)
- ? Area: 2.3 acres
- ? Frontage: Approximately 167 feet on Dare Road
- ? Utilities: Public water and a private septic system
- ? Topography: Flat
- ? 2015 Land Use Map Designation: Medium-Density Residential
- ? Zoning Classification: R20 – Medium-density single-family residential
- ? Existing Development: The Bargain Box thrift store
- ? Surrounding Development:
 - North: Dare Elementary School instructional soccer field
 - East: Dare Elementary School
 - South: Grafton Station Apartments (across Dare Road)
 - West: Single-family detached home
- ? Proposed Development: 3,700-square foot building addition

CONSIDERATIONS/CONCLUSIONS

1. The York County Volunteer Association (YCVA) is a private non-profit organization with approximately 85 volunteers and no paid employees. The YCVA owns and operates The Bargain Box thrift shop on Dare Road, which is being operated under a Special Use Permit (Application No. 75-UP4) approved without conditions by the Board of Supervisors on April 3, 1975. The Bargain Box receives donated clothes and household items which are in turn either donated to needy persons and charitable organizations in the community or sold, with the proceeds donated to disadvantaged York County citizens. The original building was 4,500 square feet in area, and the Board approved a 2,550-square foot expansion in 1992 (Application No. UP-433-92). The purpose of the 1992 expansion was to provide an area for sorting and storing donated items as well as 300 square feet of office space. The applicant is now seeking a further expansion consisting of a 3,700-square foot building addition to the rear of the existing building, for the purpose of relocating the sorting and storage area. This will increase by approximately 1,800 square feet the amount of floor area available for the display and sale of merchandise. Because the proposed 52% expansion represents an increase in floor area greater than 25%, this application is considered a major amendment and, pursuant to Section 24.1-115(d)(3) of the Zoning Ordinance, can be approved only in the same manner and under the same procedures as are applicable to the issuance of the original permit.
2. The Comprehensive Plan designates this area of the County for Medium-Density Residential development; accordingly, the subject parcel is zoned R20 (Medium-density single-family residential). There are two single-family detached homes on this portion of Dare Road west of the subject parcel. Immediately to the east is Dare Elementary School, beyond which is the School Division's administrative office building.
3. The subject parcel is approximately 607 feet deep, and the area to the rear of the existing building is heavily wooded, as is the adjacent parcel to the west. The western side yard building setback of the proposed addition, as depicted on the applicant's sketch plan, would be approximately 65 feet, well above the minimum required setback of fifteen feet (15') in the R20 zoning district. However, the sketch plan appears to indicate less than the required 15 feet on the east side, so the building location will need to be shifted slightly. There is sufficient room to do so and still achieve the desired floor area. Even with the expansion there will be a natural buffer of approximately 320 feet between the thrift shop and the school property to the north, which is occupied by an instructional soccer field.
4. There are currently approximately 26 parking spaces on-site, including fifteen (15) striped spaces in the existing asphalt parking lot and space for approximately 10 or 11 additional vehicles in the gravel parking area immediately adjacent. The Zoning Ordinance does not specifically address the parking space requirements for this type of use. For a typical retail store the Zoning Ordinance requires a minimum of one parking space per 200 square feet of gross floor area, which would translate into 54 spaces for a retail store of this size (if the proposed expansion is approved). However, The Bargain Box is less intensive than a typical retail store. Operated entirely by volunteers, the store sells second-hand merchandise and is open for a total of only 25½ hours per week, and only during daylight hours. Current hours of operation are as follows:

Monday	2:00 p.m. – 5:30 p.m.
Tuesday through Friday	10:00 a.m. – 2:00 p.m.
Saturday	10:00 a.m. – 4:00 p.m.
Sunday	Closed

Under these circumstances, I believe that the existing 26 parking spaces are sufficient, especially since the 3,700-square foot building addition would increase the sales area by only approximately 1,800 square feet. However, I believe that any further expansion would likely require that additional parking be provided.

5. The Bargain Box is not a major trip generator, and I do not believe this will change with the addition of 1,800 square feet of sales/display area. A left-turn lane along this segment of Dare Road at Constitution Drive is currently under construction and, when completed, will likely improve traffic flow in this area. Furthermore, since the store does not open before 10:00 AM and closes by 4:00 PM on every day except Monday, the vast majority of trips generated by the store are not in the AM or PM peak hour.
6. The subject parcel is served by public water and a private septic system. Section 7.1-14(b) of the York County Code specifies that “No [building] permit shall be issued for the erection or construction of an addition to an existing building that is connected to a septic system when the proposed structure would be within five feet (5’) of the septic tank and eight feet (8’) of the drain field, measured horizontally.” Although the proposed building addition appears to encroach on the location of the existing septic tank as depicted on the sketch plan, the applicant plans to relocate the septic tank in accordance with County and state requirements, and I recommend that this be made a condition of approval.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission considered this application at its regular meeting on October 9 and subsequent to conducting a public hearing at which only the applicant spoke, voted 6:0 (Heavner absent) to recommend approval.

COUNTY ADMINISTRATOR RECOMMENDATION

For more than twenty years The Bargain Box has proven to be compatible with the surrounding area, and it appears that the subject parcel can accommodate the proposed expansion with little impact on surrounding properties or on County services and infrastructure. I recommend that the Board approve this application subject to the conditions contained in proposed Resolution No. R02-186.

Carter/3337

Attachments

- ? Excerpts from Planning Commission minutes, October 9, 2002
- ? Zoning Map
- ? Sketch Plan

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? Floor Plan

? Proposed Resolution No. R02-186